074.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,500 / 860,500
					USE VALUE:	860,500 / 860,500
					ASSESSED:	860,500 / 860,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENOWITZ RICHARD J--ETAL
Owner 2:	BENOWITZ CINDY L
Owner 3:	
Street 1:	146 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	382,700		477,800	860,500
Total Card	0.201	382,700		477,800	860,500
Total Parcel	0.201	382,700		477,800	860,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.67 | /Parcel: 459.67

Legal Description

User Acct: 46881

GIS Ref:

GIS Ref:

Insp Date: 10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	382,700	0	8,750.	477,800	860,500		Year end	12/23/2021
2021	101	FV	382,700	0	8,750.	477,800	860,500		Year End Roll	12/10/2020
2020	101	FV	382,700	0	8,750.	477,800	860,500	860,500	Year End Roll	12/18/2019
2019	101	FV	302,000	0	8,750.	477,800	779,800	779,800	Year End Roll	1/3/2019
2018	101	FV	302,000	0	8,750.	409,500	711,500	711,500	Year End Roll	12/20/2017
2017	101	FV	302,000	0	8,750.	382,200	684,200	684,200	Year End Roll	1/3/2017
2016	101	FV	302,000	0	8,750.	327,600	629,600	629,600	Year End	1/4/2016
2015	101	FV	278,400	0	8,750.	293,500	571,900	571,900	Year End Roll	12/11/2014

!6212!

PRINT

Date	Time
12/30/21	03:30:47

LAST REV

Date	Time
01/23/19	15:30:37
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENOWITZ RICHAR	25445-105		6/28/1995		1	No	No	F	

USER DEFINED

Prior Id # 1:	46881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2011	317	Manual	122,000					REPAIR WATER DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	TTL REFUSAL	BS	Barbara S
2/11/2009	Meas/Inspect	294	PATRIOT
10/14/1999	Meas/Inspect	263	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	4									477,750						477,800	

Total AC/HA:	0.20087	Total SF/SM:	8750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,750	Spl Credit		Total:	477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01961780
Adj $ / SQ:	130.766
Other Features:	136657
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470193
Depreciation:	87456
Depreciated Total:	382737

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

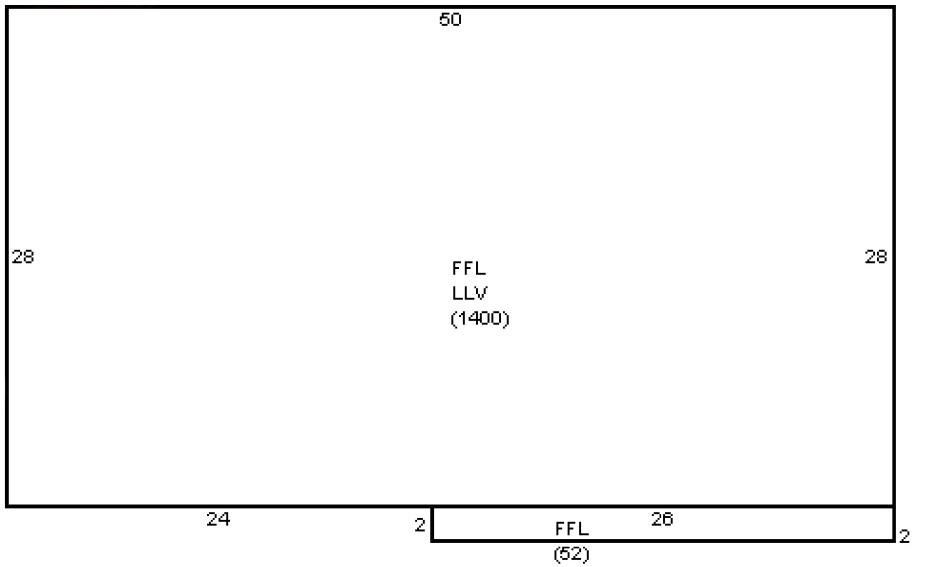
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.84
Special Features:	0	Val/Su Net:	134.19
Final Total:	382700	Val/Su SzAd	263.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,452	130.770	189,872
LLV	Lower Level	1,400	72.080	100,919
Net Sketched Area:		2,852	Total:	290,791
Size Ad	1452	Gross Area	2852	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

074.0-0005-0006.0

IMAGE

AssessPro Patriot Properties, Inc